

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**September 7<sup>th</sup> of 2006**



**RZ 06-17: Jacquelyn Adornetto**

**CASE DESCRIPTION:** request to change the zoning classification from a combination of 'RD-7' Residential District 7000 and C-2 Retail District to 'R-NC' Residential Neighborhood Conservation District

**LOCATION:** 2 lots along Kent Street approximately 330 feet west of the intersection of Kent Street and E. Villa Maria in east central Bryan, Brazos County, Texas

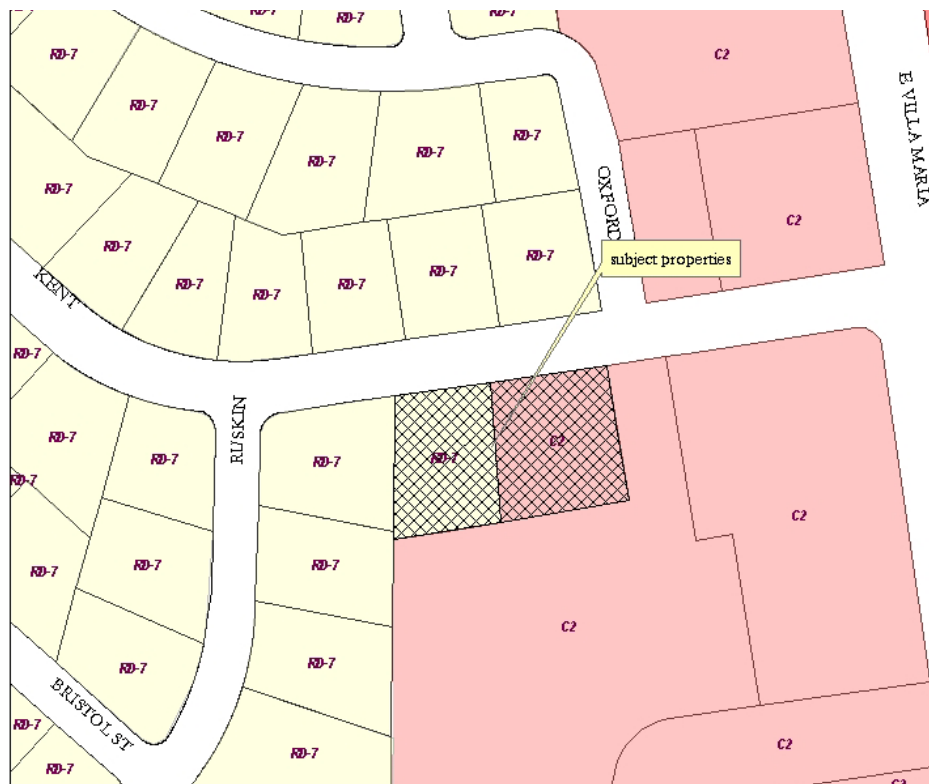
**LEGAL DESCRIPTION:** Windover #1, Lot 1, Unrecorded; Windover #1, Lot 2, Unrecorded

**EXISTING LAND USE:** single family home sites

**APPLICANT(S):** Jacquelyn Adornetto

**STAFF CONTACT:** John Dean, Transportation Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** 'RNC' zoning for these properties, as requested.



## **BACKGROUND:**

This is a request to rezone two tracts of land from a combination of 'RD-7' Residential District – 7000 and 'C-2' Retail District to 'R-NC' Residential Neighborhood Conservation District. The applicants initially submitted this request through the proper channels to request a city initiated rezoning of their property; however, it was determined that the applicant's property is not eligible for this process because the property is not part of a platted subdivision. Therefore, this request is moving forward as an owner initiated rezoning. Both of these properties are currently occupied by single family homes.

## **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**Staff contends that 'R-NC' zoning for these properties appears to conform to the intent and purpose of this zoning classification, which is designed to preserve, protect and enhance the character of established residential neighborhoods, by limiting the number of unrelated individuals that may occupy a single dwelling unit to two.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**Changing the zoning designation for these properties to 'R-NC' District will not affect any public improvements.**

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**There is currently little vacant land zoned 'RN-C' District in this vicinity or elsewhere in the City.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff contends that there appears to be a high demand to rezone lots in established residential neighborhoods to 'R-NC' District.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**If the proposed zoning change were approved, staff believes there to be few, if any, affects on other areas designated for similar developments.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff does not believe this proposed zone change would adversely affect health, safety, morals, or general welfare.**

**RECOMMENDATION:**

Staff recommends **approving** 'R-NC' zoning for this entire subdivision phase, as requested.